

FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number USGS Quad Area(s) Form Number

7-561

Orleans

N

EAS.251,
252

Town/City: EASTHAM

Place: (*neighborhood or village*): Campground Road
Area

Address: 65 Bay Road

Historic Name: Leslie and Marion Morse House

Uses: Present: Single Family Dwelling House

Original: Single Family Dwelling House

Date of Construction: ca. 1928

Source: Title research, Eastham Tax Commitment
Books

Style/Form: No Style

Architect/Builder: Unknown

Exterior Material:

Foundation: Concrete block

Wall/Trim: Wood shingles/ Wood

Roof: Asphalt shingles

Outbuildings/Secondary Structures:

Garage with hip roof and exposed rafters (likely pre-WWII, Photo 2)

Major Alterations (*with dates*):
None

Condition: Good

Moved: no ☒ yes ☐ **Date:**

Acreage: 0.17 acres

Setting: This property is located on a parcel bounded on the east by Bay Road and on the north by Marion's Way. The surrounding area was subdivided with small cottage lots starting in the early-20th century, and now includes modest cottages and houses from the early-20th to the early-21st centuries. This house is centered on its level parcel, which is informally landscaped with lawn and a dirt driveway.

Photograph



Locus Map



Recorded by: Eric Dray, Preservation Consultant, for

Organization: Eastham Historical Commission

Date (*month / year*): April 2025

INVENTORY FORM B CONTINUATION SHEET

EASTHAM

65 BAY ROAD

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☐ Recommended for listing in the National Register of Historic Places.

If checked, you must attach a completed National Register Criteria Statement form.

Use as much space as necessary to complete the following entries, allowing text to flow onto additional continuation sheets.

ARCHITECTURAL DESCRIPTION:

Describe architectural features. Evaluate the characteristics of this building in terms of other buildings within the community.

This is a modest one-story cottage that appears to have received two rear additions. Its form consists of the one-story, side-gable main block with what may have begun as an open porch with lower-pitched shed roof across the front elevation; a rear ell that connects to a modern open porch with shingled half walls; and a second rear ell that extends at an angle from the first rear ell. The original portions of the house rest on a low concrete block foundation. The elevations are clad in weathered wood shingles with plain cornerboards. The roof is clad in asphalt shingles with projecting open eaves typical of early cottage construction. Fenestration consists of wood, single-glazed, double-hung 6/6 windows which may be the original window treatment. The primary entrance on the left side of the front elevation is set back under the porch roof.

HISTORICAL NARRATIVE

Discuss the history of the building. Explain its associations with local (or state) history. Include uses of the building, and the role(s) the owners/occupants played within the community.

Incorporated as Nauset Plantation in 1646, and changed to Eastham in 1651, Eastham territory originally extended south to Pleasant Bay in Orleans and north beyond Wellfleet Harbor. The early development pattern for what we now know as Eastham was impacted by its absence of deep-water harbor facilities. Relatively fertile soil led to dispersed agricultural settlement, but residential and commercial development was concentrated to the north at Wellfleet Harbor and to the south at Town Cove and Pleasant Bay. When the separate towns of Wellfleet and Orleans were created in the late-18th century, Eastham became and remained one of the least populated towns on the Cape throughout the 19th century.

In the 19th century, Eastham was the agricultural center of the Outer Cape. Crops evolved over time; corn and dairy were surpassed in the early-20th century by asparagus and turnips - two crops well suited for the sandy soil. In 1900, 58% of Eastham's workers were employed as farmers, but by 1930 that number had dwindled to 21%. Summer resort development, including cottage colonies and subdivisions of former farmland that would transform Eastham, had begun in earnest in the 1920s as middle-class access to car ownership increased and Cape roads were improved.

This property is connected to the cottage development around Campground Road - one of the three earliest roads to extend west to Cape Cod Bay from the central sections of Eastham. Despite the early development of the road, which was established to serve the Methodist camp meetings in the mid-19th century, the great majority of houses that border it, especially to the north, are 20th-century vernacular summer cottages and retirement houses.

One of the early subdivisions at the west end of Campground Road was recorded in 1915 by Robert E. Horton, who was then living in Boston. The 64-lot subdivision created what is now the northern portion of Bay Road, Gails Way, Marions Way, and the southwester portion of Gile Road (Figure 2).¹ It was one of three subdivisions he registered. Robert E. Horton, whose father Robert R. Horton, had been a grocer, railroad station master, and postmaster in North Eastham, purchased a large parcel abutting the area's first subdivision by Alonzo Higgins. The land Horton bought had belonged to farmers Barnabas K. Mayo and William H. Nickerson in the 19th century.

This property sits on Lots 31 and 32 of that 1915 subdivision. In 1915, Robert Horton sold 39 of the lots to Alma B. Freeman of Boston, and in 1917 she sold 31 of those lots, including Lots 31 and 32, to Herbert T. Seavey of Stoughton.² In 1917, Seavey sold

¹ Barnstable County Registry of Deeds, Plan Book 3/ Page 17.

² Book 335/ Page 420, Book 356/ Page 294.

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just Lots 31 and 32 to Elmer K. Morse of Ashland, MA.³ In 1926, Elmer Morse sold these parcels to his older brother, Leslie H. Morse, Sr.⁴ Leslie had also purchased the adjacent Lots 18 and 19 but had quickly sold them to other Ashland residents.

This house has an Assessor date of 1926. Eastham Tax Commitment Books can help identify house construction dates. The 1926 Tax Book assessed Elmer Morse for land only. The 1927-1929 Books are missing, but in the 1930 Tax Book, Leslie's wife, Marion, is assessed for a cottage valued at \$400. This would mean that Leslie and Marion Morse built this cottage in ca. 1926-1930.

Leslie Holbrook Morse, Sr. (1888-1972) married Marion Sinclair (1890-1975) in Asland in 1915. According to census records, Leslie Morse worked as a machinist, including for a toy shop and a garage. In 1970, they conveyed this property to their son and daughter-in-law, Anna M. and Leslie H. Morse, Jr., then living on Dyer Prince Road in Eastham.⁵ In 1988, they conveyed it for \$1 into a trust,⁶ at which time they were still living on Dyer Prince Road, so this house presumably has been used as a rental property.

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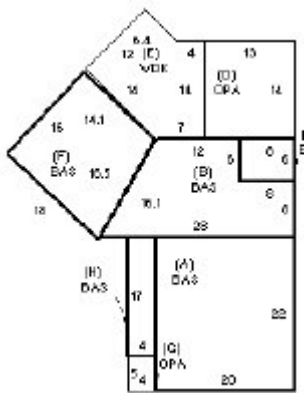


Figure 1. Assessor Sketch.



Photo 2. View looking southwest.

³ Book 356/ Page 303.

⁴ Book 493/ Page 293.

⁵ Book 1483/ Page 505.

⁶ Book 6333/ Page 183.